

Single Family Residence **RESIDENTIAL**

2306 W RIVER ROCK CT

PHOENIX, AZ 85086

\$562,100 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

2,120 ft²
LIVING AREA

0.17 ac
LOT SIZE

2008
YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$562K

\$523K low

\$601K high

Last Sale

\$259,950 · May 10, 2013

Est. Owner Equity

\$354,140

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,628 (2025)
Assessed Value	\$50,050
Previous Assessed	\$47,560
Assessor Market Value	\$500,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Pool	No

Patio · 94 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2015	Quitclaim	Quit Claim Transfer			
Apr 26, 2013	Resale	Warranty Deed	\$259,950	\$123	\$208K
Apr 26, 2013	Recorded document	Grant Deed			
Jan 18, 2013	Financing	Trustees Deed			\$156K
Jan 17, 2013	Recorded document	Grant Deed			
Aug 9, 2012	Recorded document	Grant Deed			
Aug 6, 2012	Non-arms-length	Trustees Deed	\$276,472	\$130	
Sep 12, 2008	Resale	Grant Deed	\$256,000	\$121	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gavilan Peak School	Elementary	KG–8	0.4 mi
Boulder Creek High School	High	9–12	1.8 mi

District: Deer Valley Unified District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 85086

27 CRIME INDEX	99 AIR POLLUTION	43,899 POPULATION	\$115K MEDIAN IN-COME	69°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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